

- LEGEND**
- LOT BOUNDARY LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - 40 ACRE LINE
 - - - EXISTING DEED LINE
 - - - EXISTING COUNTY ROAD RIGHT OF WAY LINE
 - - - EXISTING FENCE LINE
 - ASPHALT COUNTY ROAD
 - SET 5/8" REBAR & PLASTIC CAP
STAMPED LS 343639
 - ✦ FOUND SECTION OR
QUARTER CORNER AS NOTED
 - ✧ NOT FOUND SECTION OR
QUARTER CORNER AS NOTED

LOT # 1 DESCRIPTION

(DEED DESCRIPTIONS)
LOT 4 OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., AND
(SURVEYED DESCRIPTION)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THAT IS SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THENCE N00°47'06"W ALONG THE 40 ACRE LINE, 288.40 FEET; THENCE S64°10'05"W 144.28 FEET TO A FENCE CORNER; THENCE N80°33'53"W ALONG THE FENCE LINE, 504.20 FEET TO A FENCE CORNER; THENCE N23°28'51"W ALONG THE FENCE LINE, 638.83 FEET TO AN FENCE CORNER; THENCE N87°51'31"W ALONG THE FENCE LINE, 216.38 FEET TO A FENCE CORNER; THENCE N01°07'09"W ALONG THE FENCE LINE AND THE EXTENSION THEREOF, 235.71 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S88°54'28"W ALONG SAID NORTH LINE, 288.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINATION.
CONTAINS 100.586 ACRES, MORE OR LESS.

LOT # 2 DESCRIPTION

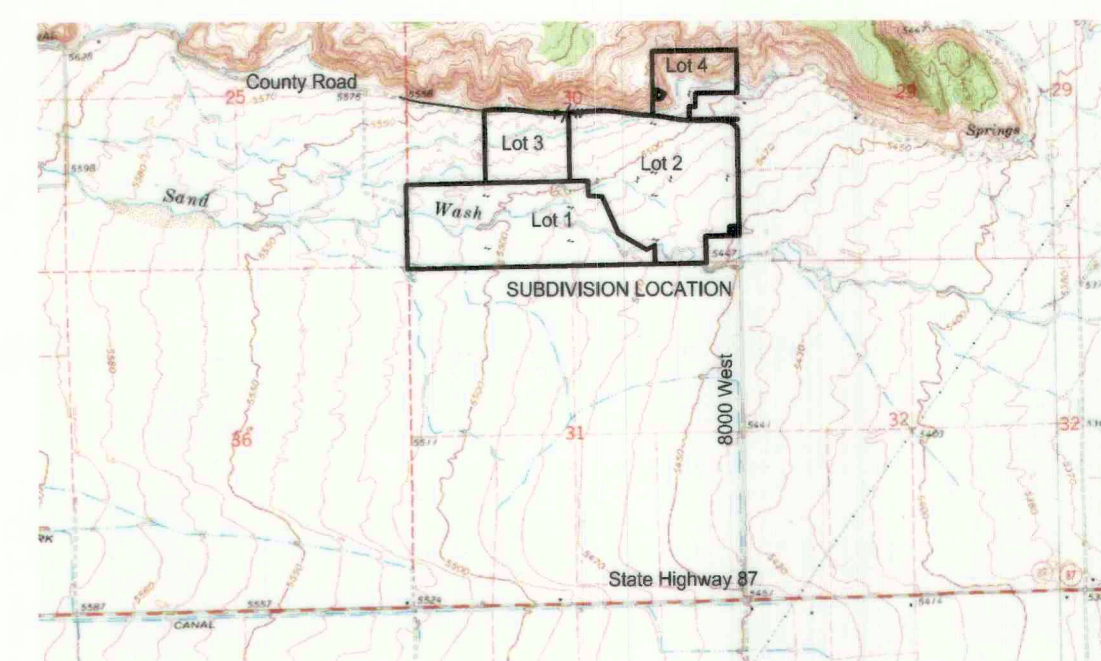
(DEED DESCRIPTIONS)
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., EXCEPTING THAT PORTION THAT LIES NORTH OF THE COUNTY ROAD.
AND INCLUDING
THAT PORTION OF THE FOLLOWING DESCRIPTION THAT LIES SOUTH OF THE COUNTY ROAD:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.; THENCE NORTH 2322 FEET, WEST 750 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE JOHNSON WATER ASSOC. PROPERTY, THENCE NORTH 200 FEET, THENCE EAST 100 FEET, THENCE NORTH 208 FEET, THENCE WEST 670 FEET, THENCE SOUTH 2640 FEET, THENCE EAST 1320 FEET TO THE BEGINNING.
EXCEPTING THEREFROM (TAX PARCEL 00-0006-1162):
BEGINNING AT A POINT 465 FEET NORTH AND 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE WEST 100 FEET, THENCE NORTH 100 FEET, THENCE EAST 100 FEET, THENCE SOUTH 100 FEET TO BEGINNING.
EXCEPTING THEREFROM (TAX PARCEL 00-0031-6030):
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 30 AND RUNNING THENCE NORTH 420 FEET, THENCE WEST 520 FEET, THENCE SOUTH 420 FEET, THENCE EAST 520 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
AND INCLUDING
(SURVEYED DESCRIPTION)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THAT LIES NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THENCE N00°47'39"W ALONG THE 40 ACRE LINE, 288.40 FEET; THENCE S64°09'37"W 144.24 FEET TO A FENCE CORNER; THENCE N80°33'53"W ALONG THE FENCE LINE, 504.20 FEET TO A FENCE CORNER; THENCE N23°28'51"W ALONG THE FENCE LINE, 638.83 FEET TO AN FENCE CORNER; THENCE N87°51'31"W ALONG THE FENCE LINE, 216.38 FEET TO A FENCE CORNER; THENCE N01°07'09"W ALONG THE FENCE LINE AND THE EXTENSION THEREOF, 232.72 FEET; THENCE S89°33'26"W ALONG THE EXTENSION OF A FENCE LINE RUNNING IN A WEST - EAST DIRECTION AND ALONG THE FENCE LINE, 288.23 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N00°48'34"W ALONG SAID WEST LINE, 11.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINATION.
CONTAINS 111.470 ACRES, MORE OR LESS.

LOT # 3 DESCRIPTION

(DEED DESCRIPTION)
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., EXCEPTING THAT PORTION THAT LIES NORTH OF THE COUNTY ROAD.
CONTAINS 33.393 ACRES, MORE OR LESS.

LOT # 4 DESCRIPTION

(DEED DESCRIPTIONS)
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., AND THAT PORTION OF THE FOLLOWING DESCRIPTION THAT LIES NORTH OF THE COUNTY ROAD:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.; THENCE NORTH 2322 FEET, WEST 750 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE JOHNSON WATER ASSOC. PROPERTY, THENCE NORTH 200 FEET, THENCE EAST 100 FEET, THENCE NORTH 208 FEET, THENCE WEST 670 FEET, THENCE SOUTH 2640 FEET, THENCE EAST 1320 FEET TO THE BEGINNING.
EXCEPTING THEREFROM (TAX PARCEL 00-0034-0637):
BEGINNING AT A POINT LOCATED N89°10'19"W 1128.60 FEET AND NORTH 0.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M., THENCE N00°23'22"W 136.54 FEET; THENCE S20°22'14"W 131.12 FEET; THENCE S55°37'26"E 58.99 FEET; THENCE N79°59'09"E 63.84 FEET; THENCE N34°17'25"E 94.05 FEET TO THE POINT OF BEGINNING.
CONTAINS 25.642 ACRES, MORE OR LESS.



VICINITY MAP
MILES C. SHINER MINOR SUBDIVISION
NOT TO SCALE

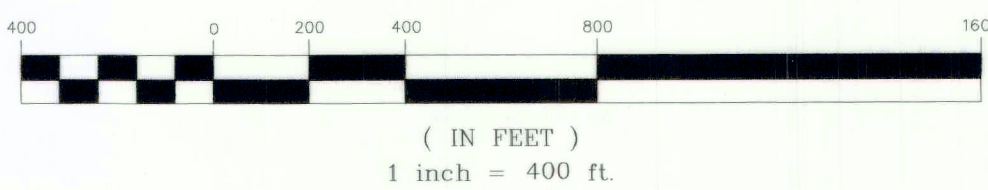
Miles C. Shiner Minor Subdivision and Boundary Line Adjustment Survey

Located in Section 30, T. 2 S., R. 2 W., U.S.B. & M.

Duchesne County, Utah

2015

GRAPHIC SCALE



NOTES

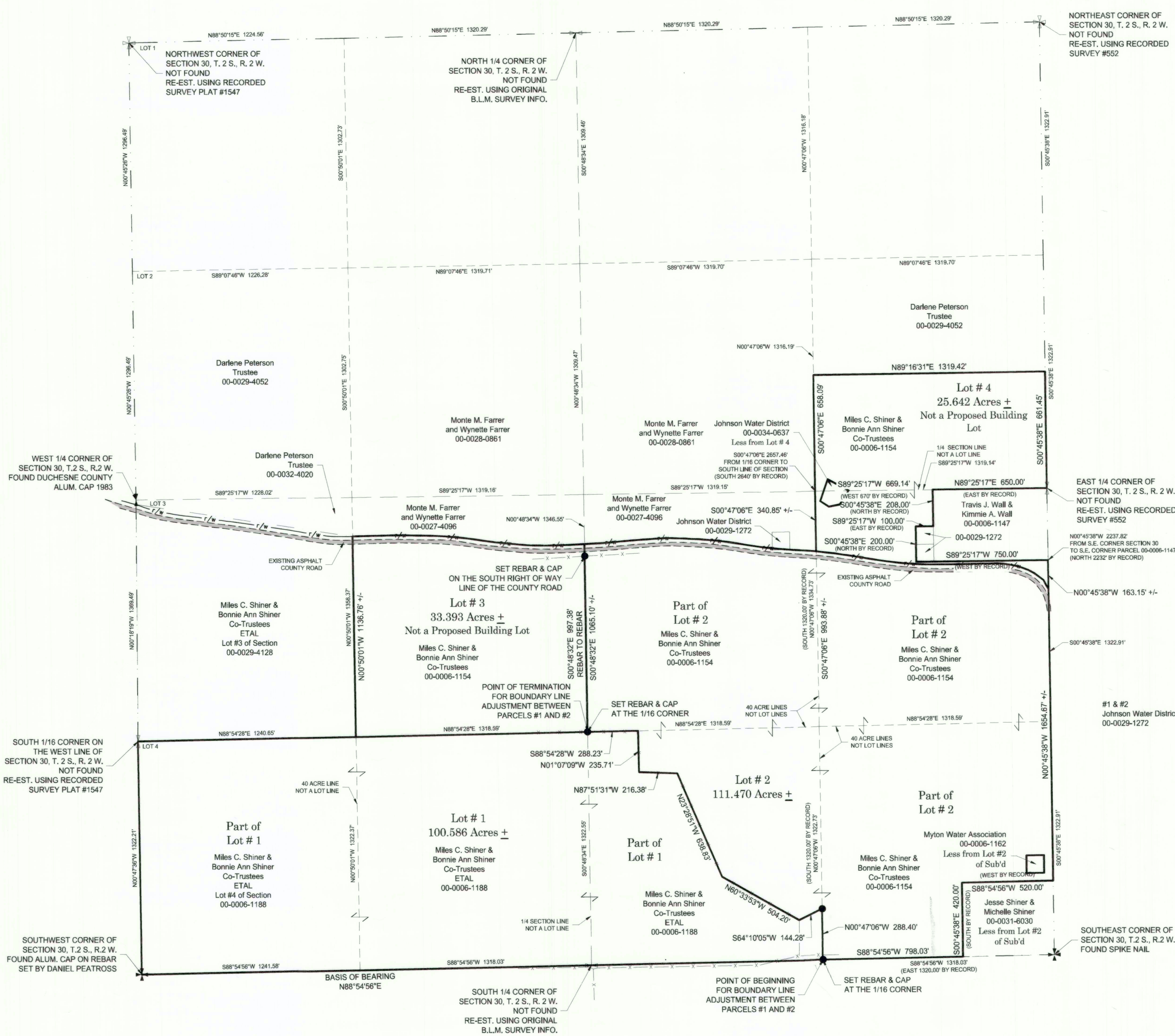
1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A MINOR SUBDIVISION AND A BOUNDARY LINE ADJUSTMENT SURVEY AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCELS OF LAND.
2. BASIS OF BEARING USED WAS N88°54'56"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.
3. THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 30, SHOWN AS NOT FOUND WERE RE-ESTABLISHED FROM THE BRENT WALL SURVEY PERFORMED BY JERRY D. ALLRED IN 1987. SAID SURVEY PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, PLAT NUMBER 552.
4. THE SOUTH 1/16 CORNER ON THE WEST LINE AND THE NORTHWEST CORNER OF SAID SECTION 30, SHOWN AS NOT FOUND WERE RE-ESTABLISHED FROM THE EASEMENT SURVEY FOR DRY GULCH IRRIGATION COMPANY PERFORMED BY DANIEL W. PEATROSS IN 2005. SAID SURVEY PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 1547.
5. THE BEARINGS AND DISTANCES USED IN THE BOUNDARY LINE ADJUSTMENT DESCRIPTIONS SHOWN AS "(SURVEYED DESCRIPTION)" ARE RELATIVE TO THE BASIS OF BEARING AND SURVEYED DISTANCES SHOWN ON THIS PLAT. THE BEARINGS AND DISTANCES USED IN THE BOUNDARY LINE ADJUSTMENT DESCRIPTIONS FOR LOTS 2 AND 4 SHOWN AS "(DEED DESCRIPTIONS)" WERE TAKEN FROM THE DEEDS OF RECORD.
6. THE NORTH RIGHT OF WAY LINE OF THE EXISTING COUNTY ROAD WAS USED AS THE COUNTY ROAD CALLED FOR IN THE DEED DESCRIPTIONS.

DEED DESCRIPTION FOR 00-0006-1188

DESCRIPTION FROM A WARRANTY DEED FOUND IN BOOK A-598 AT PAGES 601-602 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDERS OFFICE.
LOT 4 SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 2 S., R. 2 W., U.S.B. & M.

DEED DESCRIPTION FOR 00-0006-1154

DESCRIPTION FROM A WARRANTY DEED FOUND IN BOOK A-598 AT PAGES 603-604 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDERS OFFICE.
SEC 30 T2S R2W U.S.M.
S2SE4NE4, NW4SE4, NE4SW4, BEG AT SE COR OF SEC, N 2332 FT., W 750 FT M/L TO SWIC OF JOHNSON WATER ASSOC. PROPERTY, TH N 200 FT, TH E 100 FT, TH S 208 FT, TH W 470 FT, TH S 3640 FT, TH E 1320 FT TO BEG.
EXCEPTING: BEG AT A PT 465 FT N & 50 FT W OF SEC, TH W 100 FT, TH N 100 FT, TH E 100 FT, TH S 100 FT, TO BEG.
ALSO EXCEPTING: THAT PORTION OF NW4SE4 & NE4SW4 WHICH LIES N OF CO RD
ALSO EXCEPTING: BEGINNING AT THE SE/C OF SD SEC 30 AND RUNNING TH N 420 FT, TH W 520 FT, TH S 420 FT, TH E 520 FT, M/L TO THE PT OF BEG.
ALSO EXCEPTING: BEG AT A PT N 89°10'19" W 1128.60 FT AND N 0.48 FT FROM THE E4/C; TH N 60°23'22" W 136.54 FT; TH S 2022'14" W 131.12 FT; TH S 55°37'26" E 58.99 FT; TH N 79°59'09" E 63.84 FT, TH N 34°17'25" E 94.05 FT TO BEG.



SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

TREVOR R. GADD, L.S. #343639
DATE 08/13/15

OWNER'S CERTIFICATE

MILES C. SHINER AND BONNIE ANN SHINER, CO-TRUSTEES OF THE BIKE AND BONNIE SHINER FAMILY TRUST FOR TAX PARCEL 00-0006-1154 AND MILES C. SHINER AND BONNIE ANN SHINER, CO-TRUSTEES OF THE BIKE AND BONNIE SHINER FAMILY TRUST AS TO AN UNDIVIDED ONE QUARTER INTEREST, SHANE SHINER AND CARRIE LYNN SHINER AS TO AN UNDIVIDED ONE QUARTER INTEREST, CODY SHINER AND ASHLEY SHINER AS TO AN UNDIVIDED ONE QUARTER INTEREST, AND SHAUNE SHINER AND MICHELLE SHINER AS TO AN UNDIVIDED ONE QUARTER INTEREST FOR TAX PARCEL 00-0006-1188, HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON THE MILES C. SHINER MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY.

MILES C. SHINER CO-TRUSTEE	BONNIE ANN SHINER CO-TRUSTEE
SHANE SHINER	CARRIE LYNN SHINER
CODY SHINER	ASHLEY SHINER
SHAUNE SHINER	MICHELLE SHINER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNERS CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY ON THIS _____ DAY OF _____ OF 2015.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 2015.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2015, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER _____ FILE NUMBER _____

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1506-043 FILE NAME: h:\jdp\proj\1506-043\dwg\1506-043 survey.dwg
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 8/13/2015 PLOTTED: 8/13/2015

**Miles C. Shiner
Minor Subdivision and
Boundary Line Adjustment Survey**
Duchesne County, Utah
Scale: 1" = 400'

County Surveyor File # 3202